

LEASE AGREEMENT

BETWEEN

SUNNY GROUP INVESTMENT LIMITED

AND

STRIXGOLD INTERNATIONAL LIMITED

Prepared By:

Baruti Law Associates (Advocates),
House No. 2, Plot No. 232/59,
Madini Road/CRDB Avenue,
P.O. Box 68,
MBEYA

LEASE AGREEMENT

LEASE AGREEMENT is made this 12th day of August, 2025.

BETWEEN

SUNNY GROUP INVESTMENT LIMITED the Company registered under the Company Law of 2002 and its postal address shall be P.O. Box 73 - CHUNYA (hereinafter referred to as "**the Landlord**") which expression shall include, where the context so admits, his successors, assignees and or executors) on the one part.

AND

STRIXGOLD INTERNATIONAL LIMITED the Company registered under the Company Law of 2002 and its postal address shall be P.O. Box 99 - CHUNYA, (Hereinafter referred to as "**the Tenant**") which expression shall include, where the context so admits, his successors, assignees and or executors) on the one part.

WHEREAS the landlord is the legal Landlord/Occupier as Tennant of the premises situated within Dealer Gold Market Chunya Township office No..... Mbugani Area, Chunya District Mbeya Region (hereinafter referred to as "the Demised premises") and now wishes to subtenant the said premise to the "**Tenant**".

AND WHEREAS the Landlord wishes to let to the Tenant and the Tenants wishes to take the Demised premises which is furnished with office furnatures on the terms and conditions herein after appearing.

NOW THEREFORE THIS AGREEMENT WITNESSES as follows:

1. The Landlord hereby demises unto the Tenant the demised premises for the Tenant to hold the same for a term of One years with effect from the 12th day of August, 2025 to 12th day of August, 2026 which term shall be renewable at the instance of the Tenant and at the option of the Landlady.
2. That the lease payment of T.Shs. 24,000,000/= (Say Tanzanian Shillings Twenty Four Million Only) per calendar year and shall be payable annually.
3. The Tenant hereby further covenants with the Landlord as follows:-
 - a. To pay the rent as stipulated herein above.
 - b. To pay all the rates and charges for the use of water, electricity and telephone if any in respect of the demised premises and to

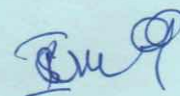


dispose of all garbage coming from the demised premises in a healthy manner.

- c. At all times to keep both the interior and exterior of the demised premises in good repair condition.
- d. To permit the Landlord or his agent(s) at all reasonable times during the day time, to inspect the demised premises and or carry out any necessary repairs.
- e. NOT to assign, lease, sublet or otherwise part with possession of the demised premises or any part thereof without written CONSENT of the Landlord but such consent shall not be unreasonable withheld AND IT IS HEREBY AGREED AND DECLARED that upon any breach of this covenant by the Tenant, it shall be lawful for the Landlord to re-enter upon the demised premises and the tenancy hereby created shall be determined absolutely but without prejudice to the rights of action of the Landlord in respect of any breach of the tenant's covenant herein contained.
- f. Not to make any alterations or additions to the wall structures of the demised premises or any part thereof without prior written consent of the Landlord.
- g. Not to carry on any offensive or unlawful trade on the demised premises.
- h. On the expiration or sooner determination of the term hereby created, to deliver up the demised premises to the Landlord in good tenantable condition.
- i. To give one month written notice in advance before the expiry of the term of the tenancy of the intention to renew the lease otherwise the agreement shall be deemed to have justly come to an end.
- j. To keep in good safe all his properties against fire or any other hazard.

4. The Landlord covenants with the Tenant as follows:

- (a) By signing these presents the Landlord acknowledges to have already received the amount stated in para 2 above from the TENANT. Amounting to T.Shs.24,000,000/= Only).
- (b) To pay all the site rates, land rent or other impositions during the currency of the said term.



- (c) The Tenant paying the rent hereby reserved and observing and performing the several covenants and stipulations herein, to let the Tenant peacefully hold and enjoy the demised premises during the term created without interruptions by the Landlord any person claiming under or in trust for the Landlord.
- (d) That the Landlord shall not be responsible for any kinds of loss which might happen in case of fire/theft to the personal effects/properties of the tenant.

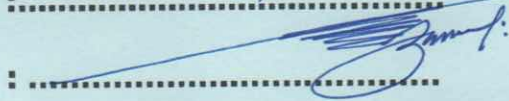
5. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED:

- (a) If and whenever during the said term the said rent hereby reserved or any part thereof shall remain unpaid for twenty one days after becoming payable whether formally demanded or not, or if any covenant on the Tenant's part herein contained shall not be observed or performed then in any one of the said cases, it shall be lawful for the Landlord any time thereafter to re-enter upon the demised premises and then this Agreement shall absolutely determine.
- (b) Any notice under this agreement shall be in writing and any notice to the Tenant shall be sufficiently served left addressed to him on the demised premises and any notice to the Landlord all be sufficiently served if delivered to him personally.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year in the manner hereinafter appearing.

SIGNED and DELIVERED at Chunya
 by P. O. Box 68 - Chunya for and on behalf of
SUNNY GROUP INVESTMENT LIMITED
 who has been identified to me by
 the latter being personally
 known to me this 12th day of August, 2025.


 LANDLORD

WITNESS NAME : RICHARD A. BARUTI
SIGNATURE : 
POSTAL ADDRESS: P.O. Box 68 - Chunya
MBETA
QUALIFICATION : ADVOCATE



SIGNED and DELIVERED at Chunya
by ISAAC OUMA for and on behalf of
STRIXGOLD INTERNATIONAL LIMITED
who has been identified to me by
..... the latter being personally
known to me this 12th day of August, 2025.

.....
TENANT

**WITNESS
NAME**

RICHARD A. BARUTI

SIGNATURE

[Signature]

POSTAL ADDRESS:

P.O. Box 68
MBEYA

QUALIFICATION :

ADVOCATE



Prepared By:

Baruti Law Associates (Advocates),
House No. 2, Plot No. 232/59,
Madini Road/CRDB Avenue,
P.O. Box 68,
MBEYA

[Signature]

[Signature]

JAMHURI YA MUUNGANO WA TANZANIA



**OFISI YA RAIS TAWALA ZAMIKOA NA
SERIKALI ZA MITAA**

**HALMASHAURI YA WILAYA YA
CHUNYA**



Unapojibutafadhalitaja:

Kumb. CDC/ CM.30/07/90

Tarehe: 27/08/2025

AFISA MADINI MKAZI,
S.L.P.....
CHUNYA.

Yah: **KAMPUNI YA STRIX GOLD INTER NATIONAL LIMITED KUTUMIA CHUMBA
KIMOJA KATIKA OFISI YA SUN GROUP LIMITED**

Rejea kichwa cha habari hapo juu,

2. Nakiri kupokea maelekezo ya mdomo kutoka kampuni ya Sun Group Limited kuwa chumba kimoja katika ofisi yao kitatumika na kampuni ya STRIX GOLD INTERNATIONAL limite kwa muda wa mwaka mmoja kuanzia tarehe 01/09/2025 hadi tarehe 30/09/2026

3. Kwa barua hii naridhia maombi haya naomba kampuni ya Strix Gold International Limited wapewe msaada unaostahili

4. Asante.

Athumani M. Bamba

**KAIMU MKURUGENZI MTENDAJI WILAYA
CHUNYA**

**MKURUGENZI MTENDAJI
HALMASHAURI YA WILAYA
CHUNYA**

Nakala;
Strix Gold Inter National Limited

SUN GROUP LIMITED – kwa taarifa